

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should/should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit



Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
Hal Kassoff
Acting Administrator

May 2, 1984

Mr. A. Jablon
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 4-24-84
ITEM: 280.
Property Owner: Estate of Elizabeth A. Hurley
Location: NW/Cor. Eastern Ave., Route 150 and Rolling Mill Road
Existing Zoning: B.R.-CSA
Proposed Zoning: Variance to permit a rear yard setback of 4' in lieu of the required 30' and a side yard setback of 4' in lieu of the required 30'.
Acres: 0.25
District: 15th

Dear Mr. Jablon:

On review of the submittal of 3-29-84 and field inspection, the State Highway Administration will require the plan to be revised.

The revised plan must show the following:

1. The existing southwest entrance that is to be closed must show S.H.A. Type "A" concrete curb and gutter as the proposed roadside curb and S.H.A. Type "A" concrete curb (8"x22") as the barrier curb.
2. Extension of the sidewalk to the northeast radius of Eastern Avenue and Rolling Mill Road with sidewalk ramp.

My telephone number is (301) 659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

Mr. A. Jablon

-2-

May 2, 1984

3. Overlay of roadway surface at the intersection of Eastern Avenue and Rolling Mill Road due to the deteriorated surface.
4. With the increase in the existing 25'± entrance width to 30' the existing BG & E utility pole must be clear of any and all proposed construction within the 3' transition area of the entrance.

It is requested the plan be revised prior to a hearing date being set.

All work within the S.H.A. Right-of-Way must be through permit with the posting of a \$4,000.00 bond to guarantee construction.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

Attachment

cc: Mr. J. Ogle



Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
Hal Kassoff
Acting Administrator

June 4, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 4-24-84
ITEM: #280.
Property Owner: Estate of Elizabeth A. Hurley
Location: NW/Cor. Eastern Ave., (Route 50) & Rolling Mill Road
Existing Zoning: B.R.-CSA
Proposed Zoning: Variance to permit a rear yard setback of 4' in lieu of the required 30'.
Acres: 0.25
District: 15th

Dear Mr. Jablon:

On review of the revised site plan of May 30, 1984, the State Highway Administration finds the plan generally acceptable.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:vr

cc: Mr. J. Ogle

My telephone number is (301) 659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211**
NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 4-24-84
Item # 280
Property Owner: ESTATE OF ELIZABETH A. HURLEY
Location: NW/Cor. EASTERN AVE. & ROLLING MILL RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- () There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board.
- () Landscaping should be provided on this site and shown on the plan.
- () The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change are re-evaluated annually by the County Council.
- () Additional comments: _____

THE LOCATION OF THE TRASH CONTAINER SHOULD CREATE SOME CIRCULATION PROBLEMS.

Eugene A. Boker
Eugene A. Boker
Chief, Current Planning and Development

cc: James Howell



**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204 2586
494-4500**
PAUL H. REINCKE
CHIEF

May 3, 1984

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Estate of Elizabeth A. Hurley

Location: NW/Cor. Eastern Avenue and Rolling Mill Road

Item No.: 280

Zoning Agenda: Meeting of 4/24/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

- () 2. A second means of vehicle access is required for the site.

- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

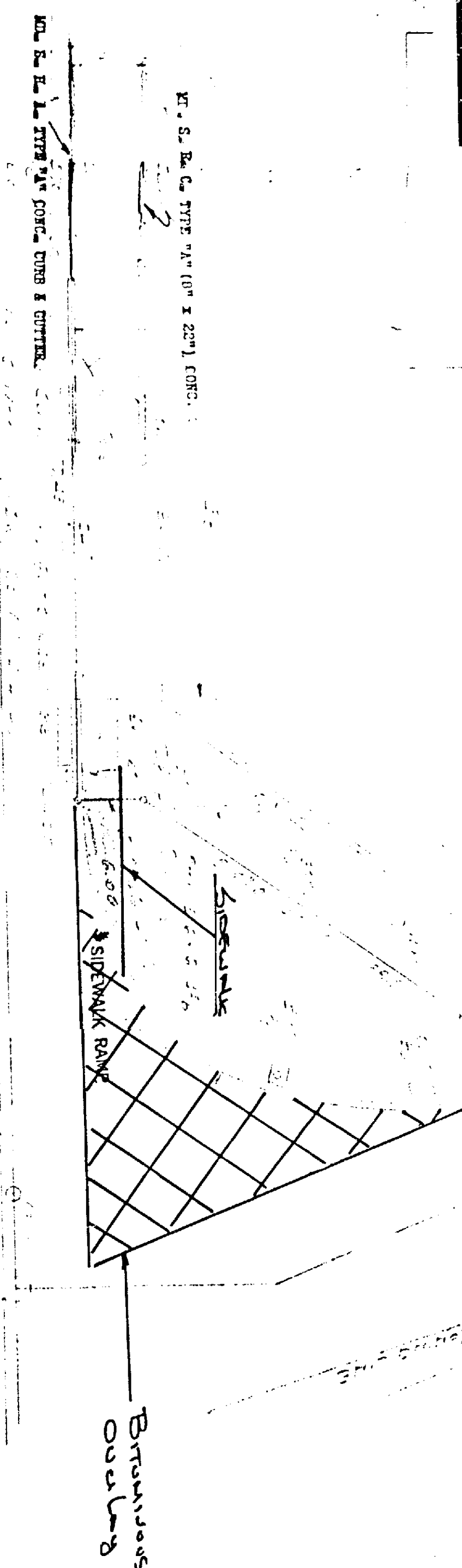
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

- () 6. Site plans are approved, as drawn.

- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWED BY: *Paul H. Reincke* Noted and Approved: *George M. Hammond*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb





BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

April 25, 1984

Dear Mr. Jablon:

Comments on Item # 280 Zoning Advisory Committee Meeting are as follows:

Property Owner: Estate of Elizabeth A. Hurley
Location: NW/Cor. Eastern Avenue and Rolling Mill Road
Existing Zoning: B.R.-CSA
Proposed Zoning: variance to permit a rear yard setback of 4' in lieu of the required 30' and a side yard setback of 4' in lieu of the required 30'.

Acres: 0.25
District: 15th.

The items checked below are applicable:

- ☒ A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes. miscellaneous
- ☒ B. A building/ & other / permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- ☒ E. An exterior wall erected within 6'0 for Commercial uses or 3'0 for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0 of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 1407 and Table 1402, also Section 503.2. See also Section 1414.0 if there are any openings in the west wall.
- F. Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.
- ☒ I. Comments - Provide handicapped parking, signs, ramps, curb cuts, etc. as per State Handicapped Code. A razing permit is also required.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:es

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
NW Corner Eastern Ave. & :
Rolling Mill Rd., : OF BALTIMORE COUNTY
15th District :

ESTATE OF ELIZABETH A. : Case No. 84-347-A
HURLEY, Petitioner :

: : : : : :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 4th day of June, 1984, a copy of the foregoing Entry of Appearance was mailed to Thomas L. Hennessey, P.A., 407 W. Pennsylvania Avenue, P. O. Box 5473, Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

IN RE: PETITION ZONING VARIANCES
NW/Cor. of Eastern Avenue
and Rolling Mill Road - 15th
Election District
Estate of Elizabeth A. Hurley,
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 84-347-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests variances to permit rear and side yard setbacks of four feet instead of the required 30 feet in order to construct a service garage, as more fully described on Petitioner's Exhibit 1.

The Petitioner, by its Contract Purchaser, Speedy Muffler King, Inc., which was represented by Counsel, as well as Paul Lee, a registered professional engineer; Bob Peck, the real estate representative for Speedy; and Kevin Greyburn, the district operations manager for Speedy, appeared and testified. There were no Protestants.

Testimony indicated that the subject property, zoned B.R.-C.S.A., had been previously used for a fast food restaurant. Speedy purchased the site in order to operate an exhaust repair business with ancillary services provided, i.e., lubrications and brakes. There will be no engine tune-ups and no tires sold. The existing building would be razed and a new building constructed which requires the setbacks described above. The proposed 96' x 32' building will front on Rolling Mill Road. The intersection of Eastern Avenue and Rolling Mill Road, where the site is located, is totally commercial. The rear yard abuts a real estate office site, also zoned B.R. The side yard, for which a variance is requested, is adjacent to a 16-foot-wide alley which separates this site from a row house development, zoned D.R.10.5.

The Petitioner seeks relief from Section 238.1, pursuant to Section 307, of the Baltimore County Zoning Regulations (BCZR).

An area variance may be granted where strict application of the zoning regulation to the petitioner and his property would cause practical difficulty. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conforming use unnecessarily burdensome;
- whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variances were not granted. It has been established that the requirements of the Petitioner seeks relief from here would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variances requested should be granted.

- 2 -

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 23rd day of June, 1984, that the Petition for Zoning Variances to permit rear and side yard setbacks of four feet instead of the required 30 feet be and the same is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- A detailed landscaping plan shall be submitted to and approved by the Current Planning and Development Division, Office of Planning and Zoning.
- The location of the trash container as shown on Petitioner's Exhibit 1 may remain; however, if traffic circulation problems develop as a result of its location, said container must be moved to alleviate the problems.

[Signature]
Zoning Commissioner of
Baltimore County

AJ/srl
cc: James O'Connor, Esquire
People's Counsel

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 280, Zoning Advisory Committee Meeting of April 24, 1984

Property Owner: Estate of Elizabeth A. Hurley

Location: NW/Cor. Eastern Avenue District 15

Water Supply public Sewage Disposal public

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- (✓) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- (✓) A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appliances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- (✓) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)
84-347-A
6/8

Zoning Item # 280 Zoning Advisory Committee Meeting of April 24, 1984
Page 2

- (✓) Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
{ } The results are valid until { }
{ } Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test { } shall be valid until { } is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others

[Signature]
Ian J. Forester, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R

Thomas L. Hennessey, Esquire
407 West Pennsylvania Avenue
Towson, Maryland 21204

NOTICE OF HEARING

Re: Petition for Variances
NW/Cor. Eastern Ave. and Rolling Mill Rd.
Estate of Elizabeth A. Hurley - Petitioner
Case No. 84-347-A

TIME: 10:15 A.M.

DATE: Monday, June 18, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 128289

DATE 6/12/84 ACCOUNT R-01-015-000
AMOUNT 5100.00

RECEIVED FROM T. Hennessey
FOR 6/12/84 for item #280

03600001000010 41244

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15 Date of Posting 6/2/84
Posted for: Petition for Variances
Petitioner: Estate of Elizabeth A. Hurley
Location of property: NW/Cor. Eastern Ave. and Rolling Mill Rd.
Location of Signs: front, rear, and side yard of Eastern Ave. & Rolling Mill Rd.
Remarks: None
Posted by: David D. Williams Date of return: 6/4/84
Number of Signs: 1

Petition for
Variances
15th ELECTION
DISTRICT
ZONING: Petition for
Variation: Northwest
corner Eastern Avenue
and Rolling Mill Road
DATE & TIME: Mon-
day, June 18, 1984 at 10:15
A.M.
PUBLIC HEARING:
Room 106, County Office
Building, 111 W. Chesapeake Avenue, Towson,
Maryland.
The Zoning Commission
of Baltimore County,
by authority of the
Zoning Act and Regulations
of Baltimore County,
will hold a public hearing
on the petition for variances
alter rear and side yard
setbacks of 4 ft. instead of
the required 30 ft.
Being the property of
Estate of Elizabeth A.
Hurley, as shown on plat
plan filed with the Zoning
Department.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be made in writing by the date of the hearing set forth above and be made at the hearing.
By Order of:
David D. Williams,
Zoning Commissioner
of Baltimore County

The Times

Middle River, Md., May 31, 1984

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 31st day of May, 1984

[Signature] Publisher.

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 31, 1984.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on May 31, 1984.

THE JEFFERSONIAN,

[Signature]

Cost of Advertising 16.00

15th Election District

ZONING: Petition for Variances

LOCATION: Northwest corner Eastern Avenue and Rolling Mill Road

DATE & TIME: Monday, June 18, 1984 at 10:15 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to allow rear and side yard setbacks of 4 ft. instead of the required 30 ft.

Being the property of Estate of Elizabeth A. Hurley, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY



ARNOLD JABLON
ZONING COMMISSIONER

June 12, 1984

Thomas L. Hennessey, Esquire
407 W. Pennsylvania Avenue
Towson, Maryland 21204

Re: Petition for Variance
NW/cor. Eastern Avenue and Rolling Mill Road
Estate of Elizabeth A. Hurley - Petitioner
Case No. 84-347-A

Dear Mr. Hennessey:

This is to advise you that \$38.64 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 130548

OLD JABLON
ng Commissioner

DATE 6/18/84 ACCOUNT R-01-615-000

AMOUNT \$38.64

RECEIVED
FROM: Thomas L. Hennessey, Esquire
FOR: advertising and posting Case #84-347-A
(Estate of Elizabeth A. Hurley)

105. E 051*****386414 21924

VALIDATION OR SIGNATURE OF CASHIER



Paul Lee Engineering Inc.
304 W. Pennsylvania Ave.
Towson, Maryland 21204
821-5944

DESCRIPTION

NORTHWEST CORNER OF EASTERN AVENUE AND ROLLING MILL ROAD - 15TH ELECTION

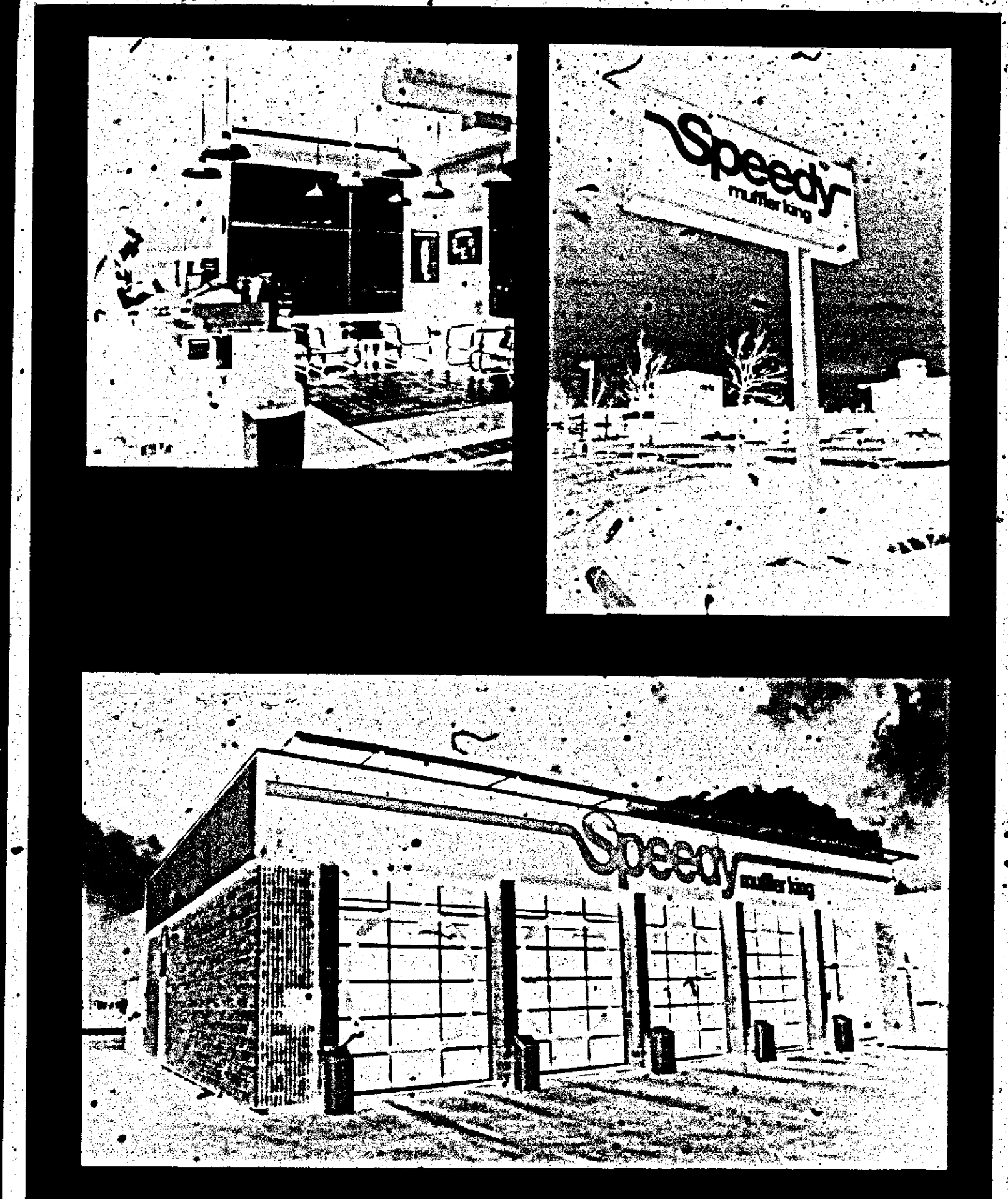
DISTRICT - BALTIMORE COUNTY, MARYLAND

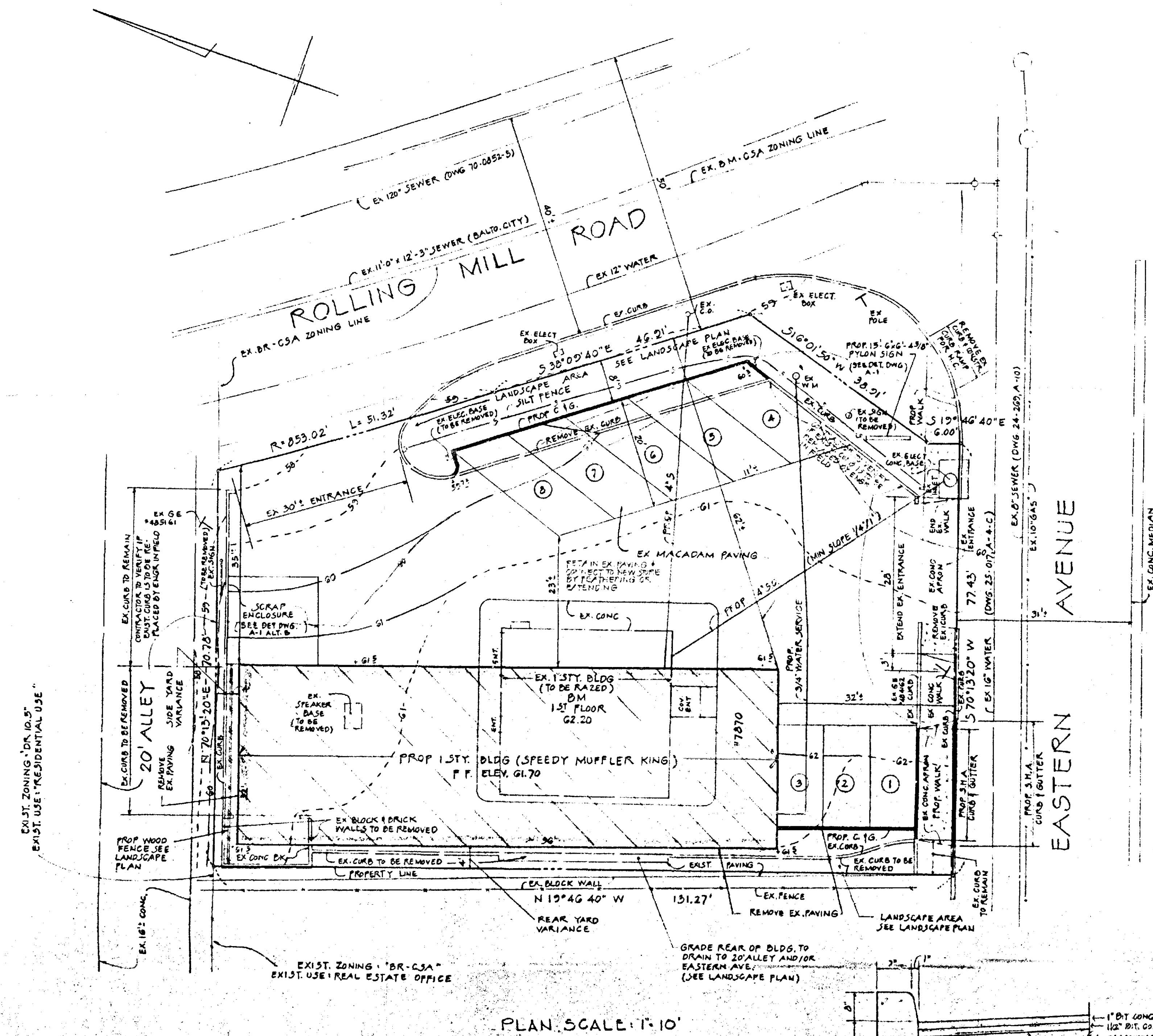
Beginning for the same at a point at the northwest corner of Eastern Avenue and Rolling Mill Road, said point being located 60 feet ± west of the centerline of Rolling Mill Road, thence binding on the north side of Eastern Avenue (1) S 70°13'20" West 77.43 feet, thence leaving Eastern Avenue (2) N 19°46'40" West 131.27 feet to the south side of a 20 foot alley, thence binding on the south side of said alley (3) N 70°13'20" East 70.78 feet to the west side of Rolling Mill Road, thence binding on the west side of Rolling Mill Road the four following courses and distances (4) by a curve to the left with a radius of 853.02 feet for a distance of 51.32 feet with a chord bearing S 36°26'15" East 51.31 feet, (5) S 38°09'40" East 46.91 feet (6) S 16°01'50" West 38.91 feet and (7) S 19°0'40" East 6 feet to the place of beginning.

Containing 0.25 acres of land, more or less.

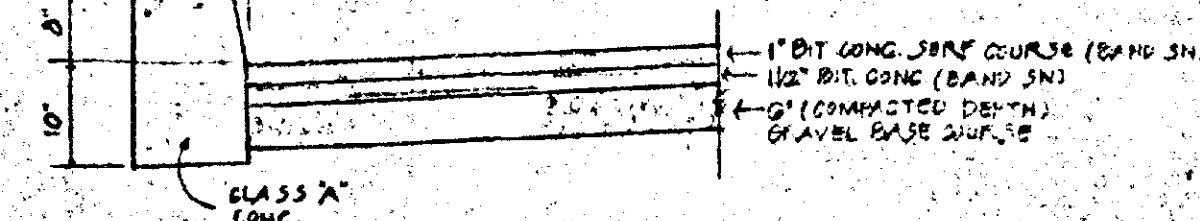
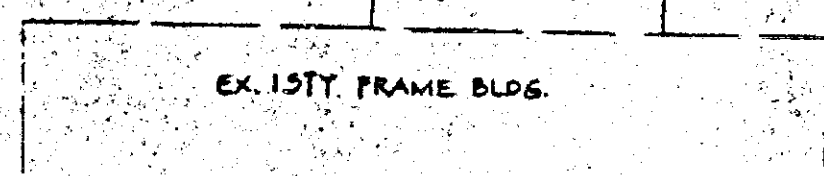


Engineers — Surveyors — Site Planners 3/23/84

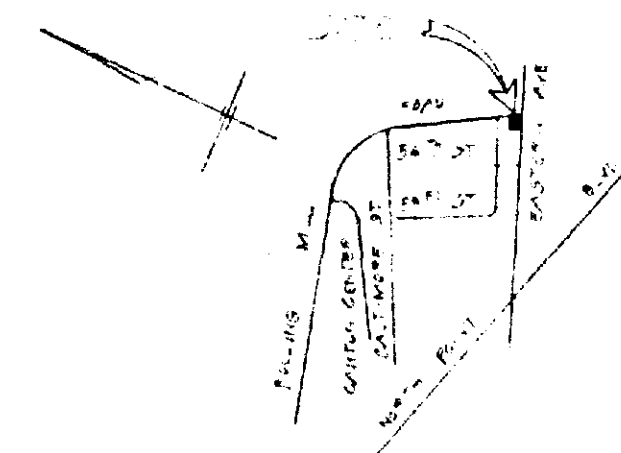




PLAN SCALE: 1" = 10'



BENCH MARK ELEV. G2.50
FIRST FLOOR OF EXISTING BUILDING



GENERAL NOTES

1. AREA OF SITE = 0.25 AC.
2. EXISTING ZONING OF SITE = "BR-C5A" W/ VARIANCES (DOCKET "D" FOLIO "G", FILE 4458)
3. EXISTING USE OF SITE = VACANT BUILDING - FAST FOOD
4. PROPOSED ZONING OF SITE = "BR-C5A"
5. PROPOSED USE OF PROPERTY = "SPEEDY MUFFLER KING" (4 DAYS)
6. OFF STREET PARKING DATA:
A. REQ'D PARKING 4 DAY @ 3/DAY = 12 P.S.
B. PARKING SPACES SHOWN = 8 + 4 BAYS = 12 P.S.
7. SITE SERVED BY PUBLIC UTILITIES
8. LOCATION & SIZE OF PROP. SIGN IN ACCORDANCE WITH BALTO. CO. STANDARDS
9. IMPROVEMENTS EASTERN AVE. TO BE IN ACCORDANCE WITH STATE HIGHWAY ADMINISTRATION COMMENTS. ROLLING MILL RD. IN ACCORDANCE W/ BALTO. CO. COMMENTS
10. DEVELOPER WILL BE SUBJECT TO SEDIMENT CONTROL IN ACCORDANCE WITH BALTO. CO. STANDARDS (SPECIFICATIONS, SEDIMENT CONTROL TO BE INSTALLED BEFORE CONSTRUCTION)
11. EXIST. FIRE HYDRANT LOCATED ON N.W. COR. EASTERN AVE & ROLLING MILL RD.
12. DEVELOPER REQUESTING EXEMPTION FROM S.V.M. UNDER SECT. 2.1-1

CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO BALTO. CO. AND/OR MD. S.H.A. STANDARDS (SPECIFICATIONS)
2. CONTRACTOR SHALL VERIFY ALL INFORMATION ON THIS DWG. THE OWNER DOES NOT GUARANTEE ANY ERRORS OR OMISSIONS. NOTIFY ARCH. OR ENGINEER OF ANY CONFLICT OF DATA
3. ALL IMPROVEMENTS IN EASTERN AVENUE TO BE MADE IN ACCORDANCE WITH S.H.A. COMMENTS (SUBJECT TO S.H.A. APPROVAL)
4. CONTRACTOR SHALL VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION RELATIVE TO LOCATION (DEPTHS OF EXISTING UTILITIES SHOWN)
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY "MISS UTILITIES" (PHONE: 301-359-0100) 48 HRS. PRIOR TO EXCAVATION OR ANY OTHER WORK AFFECTING EXISTING (OR PROPOSED) ELECTRIC OR TELEPHONE LINES
6. SANITARY SEWER (WATER SERVICES WILL BE BY PLUMBING PERMIT THROUGH EXIST. CONNECTIONS)
7. CONTRACTOR SHOULD VERIFY WITH ENGINEER IN FIELD WHETHER EXIST. WALKS AND/OR CURBS ARE TO BE REMOVED OR LEFT IN PLACE
8. CONTRACTOR WILL BE RESPONSIBLE TO CONTACT ARCH. OR ENGINEER FOR ANY CLARIFICATION OF SCOPE OF WORK

LEGEND

- G0 --- EX. GROUND
- G2 --- PROP. GRADE
- S --- SILT FENCE
- C --- PROP. CURB
- E --- EX. CURB

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 8/12/84
BY: *[Signature]*
DATE: 8/12/84
84-747-A
C-1095-84



Speedy muffler king
STANDARD 4 TYPE E
RETAIL OUTLET FOR
SPEEDY MUFFLER KING
7870 EASTERN AVE.
BALTIMORE COUNTY, MD.
15TH ELEC. DIST.

SITE PLAN

ENGINEER
PAUL LEE ENGINEERING, INC.
304 W. PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204

SCALE: AS SHOWN
DATE: 7-6-84
SHEET NO. 54-006
SP1